

11188308
Page 1 of 4
B-8449 P-2034

VESTA LAND TRANSFER CORP

06/15/2012 12:43P

12-62075
MJU - 12040875-1
Prepared by and When
Recorded, Mail to:

This Document Recorded
06/15/2012 State RTT: 0.00
12:43PM Local RTT: 0.00
Doc Code: ASM Chester County, Recorder of Deeds Office
Recorded Electronically by Simplifile

Doc Id: 11188308
Receipt #: 619992
Rec Fee: 52.00

Attn: John P. Gagnon (SE)
Attorney Code: At-MJUDR
OneWest Bank, FSB
2900 Esperanza Crossing, DM-01-08
Austin, TX 78758
(512) 506-6931



OneWest Bank #: 3002374894
MIN #: 100058310000831836

28-8-101.5 ✓
Parcel ID: ~~28-08-0101-0500~~
MERS Phone: 1.888.679.6377

Pennsylvania Assignment of Mortgage

For value received, the undersigned holder, **Mortgage Electronic Registration Systems, Inc., (MERS)** solely as nominee for LoanCity, A California Corporation, whose address is 1901 East Voorhees Street, Suite C, Danville, IL 61834, does hereby grant, sell, assign, transfer and convey unto OneWest Bank, FSB, whose address is 888 East Walnut Street, Pasadena, CA 91101, that certain Mortgage dated November 03, 2006, made and executed by Adrian Lupu, to and in favor of **Mortgage Electronic Registration Systems, Inc., (MERS)** solely as nominee for LoanCity, A California Corporation, beneficiary under the mortgage, upon the property situated in Chester County, Commonwealth of **PENNSYLVANIA**, and commonly known as: 1332 Airport Road, Coatesville, PA 19320 (Legal Description of Property: See legal description attached hereto and made a part hereof as Exhibit 'A'). Such Mortgage having been given to secure payment of \$289,600.00, which Mortgage was recorded on November 14, 2006 and is of record under Instrument Number 10703983, of the Official Records of Chester County, in the Commonwealth of **PENNSYLVANIA**, together with the Note(s) and obligations therein described and the money due and to become due thereon with interest, and all rights accrued or to accrue under such Mortgage.

TO HAVE AND TO HOLD, the same unto Assignee, its successor and assigns, forever, subject only to the terms and conditions of the above-described Mortgage.

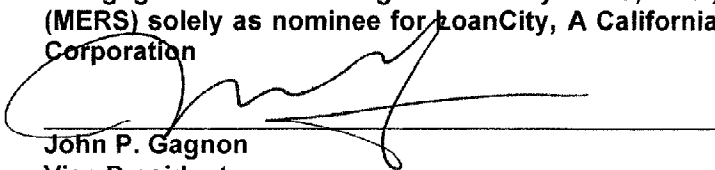
IN WITNESS WHEREOF, the undersigned Assignor has executed this Assignment of Mortgage on April 26, 2012.



OneWest Bank #: 3002374894

Certificate of Residence: I, **John P. Gagnon, Vice President**, do hereby certify that the precise address of the within named Assignee is: **888 East Walnut Street, Pasadena, CA 91101.**

**Mortgage Electronic Registration Systems, Inc.,
(MERS) solely as nominee for LoanCity, A California
Corporation**

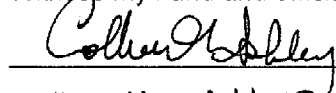

John P. Gagnon
Vice President

STATE OF TEXAS §
COUNTY OF TRAVIS §

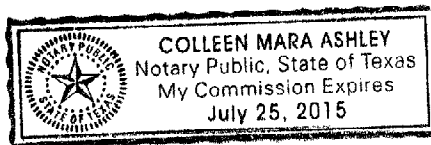
On **April 26, 2012**, before me, **Colleen Mara Ashley**, **Notary Public**, personally appeared **John P. Gagnon, Vice President**, who is personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument

I certify under PENALTY OF PERJURY under the laws of the State of Texas that the foregoing paragraph is true and correct.

Witness my hand and official seal.


Colleen Mara Ashley, **Notary Public**

My Commission Expires: 7/28/2015





For Recorder's information only:

MORTGAGE/DEED OF TRUST:

MORTGAGOR: Adrian Lupu

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for LoanCity, A California Corporation, A Coporation, P.O. Box 2026, Flint, MI 48501-2026

AMOUNT: \$289,600.00

DATED: 11/03/2006

RECORDED: 11/14/2006

BOOK: 7006

PAGE: 1718

CERTIFICATE OF RESIDENCE

I do hereby certify that the precise address of the within-named Assignee is:
888 East Walnut Street, Pasadena, CA 91101

Signatory: _____

Name: Edward Cotter

Date: 6/12/2012

MJU#

PROPERTY ID NO.:

PROPERTY ADDRESS:



11188308

Page 4 of 4

VESTALAND TRANSFER CORP

06/15/2012 12:43P

B-8449 P-2034

3002374894

NA2136

EXHIBIT "A"

CALN

ALL THAT CERTAIN PARCEL OF VACANT LAND SITUATE IN WEST ~~CAN~~ TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A FINAL SUBDIVISION PLAN PREPARED FOR THE C. FRED ECKERT ESTATE BY STAPLETON & LEISEY, PROFESSIONAL LAND SURVEYORS, DATED JUNE 24, 1999, AND LAST REVISED SEPTEMBER 16, 1999, AND RECORDED IN THE CHESTER COUNTY RECORDER OF DEEDS OFFICE ON OCTOBER 06, 1999, AS SUBDIVISION PLAN NO. 15101, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE TITLE LINE WITHIN AIRPORT ROAD (T-409), SAID POINT BEING LOCATED BY A BEARING OF SOUTH 85 DEGREES 18 MINUTES 07 SECONDS EAST AND A DISTANCE OF 50.13 FEET FROM A SPIKE MARKING THE NORTHWEST CORNER OR LAND OF THE C. FRED ECKERT ESTATE; THENCE FROM SAID POINT OF BEGINNING AND CONTINUING ALONG THE TITLE LINE WITHIN AIRPORT ROAD SOUTH 85 DEGREES 18 MINUTES 07 SECONDS EAST 175.44 FEET TO A POINT, A CORNER OF STEVEN M. AND PAMELA M. GUTHRIE'S LAND; THENCE LEAVING THE ROAD AND ALONG SAID GUTHRIE'S LAND SOUTH 00 DEGREES 38 MINUTES 04 SECONDS WEST 172.27 FEET TO A POINT, A CORNER OF PARCEL "A" HAVING PASSED OVER AN IRON PIN 25.06 FEET FROM SAID POINT WITHIN AIRPORT ROAD; THENCE ALONG PARCEL "A" TO BE CONVEYED TO STEVEN M. AND PAMELA M. GUTHRIE FOR THE FOLLOWING TWO COURSES AND DISTANCES: (1) SOUTH 44 DEGREES 25 MINUTES 00 SECONDS WEST 17.34 FEET TO A POINT, AND (2) SOUTH 00 DEGREES 38 MINUTES 04 SECONDS WEST 174.35 FEET TO A POINT IN LINE OF LOT NO. 2; THENCE ALONG LOT NO. 2 FOR THE FOLLOWING TWO COURSES AND DISTANCES: (1) NORTH 85 DEGREES 18 MINUTES 07 SECONDS WEST 163.41 FEET TO A POINT, AND (2). NORTH 00 DEGREES 38 MINUTES 04 SECONDS EAST 360.00 FEET TO THE POINT AND PLACE OF BEGINNING.

BEING LOT NO. 1 AS SHOWN ON THE ABOVE MENTIONED SUBDIVISION PLAN.

THE IMPROVEMENTS THEREON BEING COMMONLY KNOWN AS 1332 AIRPORT ROAD, COATESVILLE, PENNSYLVANIA 19320.

BEING THE SAME LOT OR PARCEL OF GROUND WHICH BY DEED DATED MAY 12, 2003 AND RECORDED AMONG THE LAND RECORDS OF CHESTER COUNTY IN BOOK 5713 PAGE 2191, WAS GRANTED AND CONVEYED BY JEFFREY ECKERT AND LINDA ECKERT, HUSBAND AND WIFE, UNTO ADRIAN LUPU, AS SOLE OWNER.



RESOURCE ESTATE SERVICES LLC

11/14/2005 02:11P

10703983

Page 14 of 14

B-7006 P-1718